A

File No. 410

*19*32 .

Collection No.

Mysore Residency

Bangalore.

Mas
27/6

Pros. / Serial Nos. 1-3

Subject.

Layout of the grounds known as 'Sydney Park' into building sites.

Previous References.

F. No 565 of 1923.

Later References.

N.F. 1115/35

S. 97—(Blue).

MFP—168S&P—(M-184)—11-8-34—60,000.

S.N. 1
-f vc-

Letter No.B. 922/32, dated the 6th Decr., 1932, from the President, Municipal Commission, C & M. Station, Bangalore.

GENERAL LAY-OUT OF THE GROUNDS KNOWN AS "SYDNEY PARK" INTO BUILDING SITES.

1

The proposal of the Municipal Commission is to sanction the lay-out of a certain area called the "Sydney Park" measuring 5.43 acres and abutting on the Sydney Road into building sites. The site is situated within the area notified by the Resident under section 83 A of the Bangalore Municipal Law as land on which no building should be erected or re-erected without his previous sanction - vide notification No.62, dated the 24th July, 1928 at S.N. 79/565-1923 and map put up.

= sketch at S.N. 1/f -- ref 1-f vc-

t S.N. 79/565-23 (L)

2

The owners of the land Mr. Namasivaya Chetty and subsequently Mr. Balachandra Chetty appear to have been agitating this matter since 1923 when it was proposed to lay it out into 14 plots. The Municipal Commission approved the lay out of 11 plots in the area. The matter was not pursued further until 1930 when revised proposals were made. The opposition came from the military authorities who

vide S.N. 1/a -ref. f.n. vc

S.N. 1 p.u.c.

who opposed the proposal on the ground that it would lead to congestion in the military area. The matter continued to be agitated in 1931 and 1932.

3 encl. to p.u.c.

From the Station Staff Officer's letter at S.N. 1/e it is observed that the proposal is to construct 16 small houses in this area of 5.4 acres.

S.N. 1/c encl. to p.u.c.

The District Commander who, in Octr., 1931, took the view that there should be only 2 bungalows on the site relaxed in October 1932 to the extent of allowing 6 houses to be constructed on the site.

S.N. 1/e encl. to p.u.c.

He also added that the land was not likely to be required by the military authorities for any purpose whatsoever.

θ S.N. 1/e 4

θ The plan enclosed with the p.u.c. shows that the site is to be laid out into 11 plots of varying sizes as shown below :-

4 plots	--	1 acre or nearly 1 (i.e. .92 acre) each.
1 plot		.54 acre.
6 plots		.35 acres each or thereabouts.

The

To plots Nos. 4 and 7 as amalgamated, may also be added the bits of roads shown in the plan, measuring 280' x 35' (i.e., .24 acre) and 140' x 35' (i.e., .1 acre) respectively.

The President, Municipal Commission says that the Resident inspected the site with him and the Executive Engineer. The Resident may, perhaps, like Headquarters to see the case before passing orders. He can impose such conditions as he deems fit when he sanctions the proposal under section 83 A of the Bangalore Municipal Law.

Submitted.

V.V. Naran
20/1/33

HEADQUARTERS,
26. JAN. 1933
MADRAS DISTRICT.

22.1

The General Officer Commanding, Madras District,
Bangalore. U/O.

No. 665 Dated, the 25th January, 1933.

S.N.2

Letter No.1637/7/94/S, dated the 26th January, 1933, from Headquarters, Madras District, Bangalore.

Headquarters accept the suggestion in para 7 ante to divide the area into 7 one-acre building plots. The P.M.C., to whom Headquarters' letter was apparently sent by mistake, has not offered any remarks on it. He may perhaps see the case again U/C for any further remarks he may wish to offer.

4/2/33.

The President, Municipal Commission, C & M. Station, Bangalore, U/C.

U.O. No. 900 dated the 4th Feby., 1933.

I enclose a section of 16" to a mile map of the area in question. The proposed lay-out is marked in light red lines on the map. From this, it will be seen that the proposal to divide the land into 11 building sites is not unreasonable when compared with the size of the compounds of houses to the south of the proposed lay-out.

I have no objection, however, to the proposal that the number be limited to 7, though I foresee that the owner may appeal against this decision.

President, M. C.

The Secretary to the
Hon'ble the Resident in Mysore, Bangalore, U/C.

U. O. No. B.922/32 *dated* 17th *February 193..*

12.P.

plots not I was
made with my
approval if not
at my suggestion
The Cable must
back to build-
I do not think
they are particularly
interested in the
area, vide "A" at para 3a.

24.2

The General Officer Commanding, Madras District,
Bangalore, U. C.

NO. 1481 DATED THE 27th FEB. 1933.

Re Reading The Honble The Resident

OFFICE OF THE RESIDENT IN MYSORE.
BANGALORE.
3 MAR 1933
2102
Regd. .....
Encl. .....

HEADQUARTERS,
28 FEB 1933
MADRAS DISTRICT.

17

The General Officer Commanding has no objection to the proposed Subdivision of the Plot into eleven building sites as desired by the Hon The Resident in Mysore.

Yours
1. III. 33

15 Please see from para 16. A revised draft is submitted.

V.V. Mavalankar
4/7/30

(from Para 16)

Resident.

S.N.3. Issued No. 2156 D/ 8th March, 1933.

Copy (2) Submitted for information.

H.O.
14 2,000—16—7—1931. 1

No. B 922/32
Cons 6

CIVIL AND MILITARY STATION, BANGALORE.
MUNICIPAL OFFICE.
DATED 6th December 1932.

From

G. H. COOKE, ESQ., M. C., I. C. S.,
President, Municipal Commission,
C. & M. Station, BANGALORE.

To

The Secretary to the Hon'ble the Resident in Mysore,
Bangalore.

OFFICE OF THE RESIDENT IN MYSORE.
BANGALORE.
12 DEC. 1932
Regd. No. 11117
File No. 410-32

SIR,

Building Policy in the Civil and Military Station, Bangalore.

I have the honour to state that, in May 1923, the Commission approved of the general lay-out of the grounds of the premises known as "Sydney Park" into 11 building sites - vide copy of resolution No.277 dated the 31st May 1923 enclosed. (S.N.1/a infra) In February 1930, Mr. Namasivaya Chettyar, the owner of the premises submitted revised plans for sanction, which were approved by the Health Committee of the Commission subject to certain conditions - vide copy of the Committee's proceedings dated the 20th March 1930 (S.N.1/b infra) enclosed. Sanction to this was, however, refused as the Commander, Madras District, did not approve of the proposal on the ground that it would lead to congestion in the Military area. In August 1931, Mr. A. St. Jn. D'Cruz, on behalf of his client Mr. V. Balachandra Chettyar, applied for permission to divide the area into 14 building sites but sanction to this application was again refused for the same reason. The District Commander, however, suggested that he would consider the matter if an application is made for constructing 2 houses suitable for occupation by British Officers - vide copy of Garrison Engineer's letter No.6000/449/E.2.T., dated the 19th October 1931 enclosed. (S.N.1/c infra) An endorsement was accordingly issued to the applicant.

On the 30th August 1932, Mr. V. Balachandra Chettyar again submitted the lay-out plans and requested a reconsideration of the matter in view of the circumstances explained in his application - vide copy enclosed. (S.N.1/d infra) I forwarded the application

P.T.O.

with the connected papers to the Military authorities for their remarks and enclose a copy of letter No.16377/51/S dated the 25th October 1932 from the Station Staff Officer in reply to that reference.

I referred the matter to the Executive Engineer for his remarks after the receipt of the Station Staff Officer's reply and he is of opinion that the sub-division of the property into 11 building sites might be sanctioned and I agree with him. Mr. Balachandra Chettyar has accordingly submitted for sanction revised plans providing for the sub-division of the property into 11 building sites - vide* plan enclosed. From the Station Staff Officer's letter, it will be seen that the Station Commander is of opinion that six houses should be the maximum that could be allowed.

* Return requested.

I submit the matter for the consideration of the Hon'ble the Resident and request that sanction may be accorded to the sub-division of the property into 11 building sites as I see no objection to it either from a sanitary or an engineering point of view and in view of the fact that it is not a paying proposition at the present moment to build large bungalows and that there is greater demand for smaller and compact houses for the construction of which the area in question is eminently suitable.

The Resident inspected the area some time ago with the Executive Engineer and myself.

I have the honour to be,
Sir,
Your most obedient servant,

President, M. C.

MVL.

6.12.32

Municipal Commission's resolution dated the 31st May 1923. (Ordinary meeting).

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277. Application, dated the 9th March 1923, from M.R.Ry. V. Namasivaya Chetty Avl., requesting sanction for the lay out of the grounds of Sydney Park for residential bungalows.

This matter came before the Commission on the 26th April 1923 and was deferred for obtaining the opinion of the Health Committee. The matter is now placed before the Commission for consideration with the opinion of the Health Committee.

The President said that the Standing Committee had recommended the revision of the original lay out from 14 sites to 11. At last months meeting it was decided to refer the matter to the Health Committee. That body had inspected the ground and confirmed the recommendation.

Mr. Jeremiah did not favour the idea of giving up so much land as that required for a 50 ft. road. He was of opinion that a 30 feet road there would be quite sufficient.

Mr. Rajagopal Moodr remarked that it was not for the Commission to discuss the point when the owner himself had expressed his willingness to give land for a 50 feet road.

The Vice-President and Mr. Johnson explained that it was a part of a project of Mr. Tasker's for a broad artery from the United Service Club and St. Mark's road to ease the traffic towards the High Ground from the cross roads opposite the Queen's statue.

Resolved that the lay out as recommended by the Health Committee be approved.

(File No.117 of 1920).

(Sd). T. Austin,

President, M. C.

" Copy. "

MVL.

6.12.22

1/12

Extract from the Proceedings of the Health Committee's inspection dated the 20th March 1930.

The following places were inspected and the recommendations made against each were noted. -

Places visited.	Recommendations.
1. Sydney Park.	
Mr. Namasivaya Chettiar's application for permission to divide the compound of Sydney Park into building sites and roads as per plan submitted.	1. The central road going through the Sydney road to the roa to the east end to be 40 feet wide up to the junction of the road running parallel with the Central Hotel compound wall. 2. Plots Nos.4, 5, 6, 7 and 8 to be divided into 4 plots only. 3. The road running north and south and parallel with the Hotel wall to be 30 feet wide. 4. The westernmost road must lead up to the south end at plot No.2. 5. Pipe sewers should be laid in order to drain all the sites, to b indicated later on by the Executiv Engineer. 6. The cost of constructing road should be deposited and the land occupied by roads must be handed over legally to the Municipality.

(Sd). J. McPherson,

Lt-Col., I.M.S.,
Chairman, Health Committee.

" Copy. "

MVL.

Subramaniam
6.12.32

1/C 1931

Letter No.6000/449/E.2.T., dated the 19th October ~~1932~~, from the Garrison Engineer, Civil and Military Station, Bangalore, to the President, Municipal Commission, Civil and Military Station, Bangalore.

Building Policy.

I have the honour to return herewith application No.R.1263 dated the 4th September 1931, from Mr. V. Balachandra Chettiar for permission to divide up his property at Sydney Park into building sites for 12 more houses.

2. The District Commander regrets that he is unable to accord sanction to the proposed sub-division of the property, but he is prepared to consider only for 2 houses (suitable for occupation by British Officers) being constructed facing Sydney road and so arranged as to take up between them the area occupied by plots A to J on the attached plan - a roadway being left between them to give access to the two houses already existing.

x not need.

" Copy. "

MVL.

6.12.32

1/d

Letter dated the 30th August 1932, from Mr. V. Balachandra Chetty, landlord, Bangalore, to the President, Municipal Commission, Civil and Military Station, Bangalore.

With reference to your office No.R.1263 dated the 30th November 1931, I beg to state that in the year 1930 the Health Committee accepted of the area being divided into a large number of plots and it is not known why the Military authorities are now only prepared to sanction 2 building sites. It would be impossible on this site of several acres to build 2 large buildings unless the Military authorities would agree to rent same on a 10 years lease as naturally the houses would be of a fairly large size and the rental high.

It must be admitted that hundreds of more medium size houses are wanted in Bangalore and the area has been so divided as to supply this demand and construct moderate sized houses with convenient size compounds.

I am therefore submitting the lay-out for further consideration and early sanction as the plots lying idle are a dead loss - the matter of congestion does not arise if proper designed houses are constructed as congestion can only arise if unsuitable buildings are constructed and placed haphazard to accommodate an unusual number of persons - this only can happen in bazaars and not in an area of well constructed buildings.

" Copy. "

MVL.

6.8.32

11e

Letter No.16377/51/S., dated the 25th October 1932, from the Station Staff Officer, Bangalore, to the Collector, Civil and Military Station, Bangalore.

Subject:- Building applications.

With reference to the attached building application for permission to build 16 small houses on that parcel of land known as "Sydney Park".

I am directed by the Station Commander to reply to the effect that:-

although he would like to refuse this application on "Military Grounds" he is unable to do so as the area in question is no longer likely to be required by the Military authorities for any purpose whatsoever.

At the same time he wishes me to point out that although it is quite realised that the building of large bungalows is not a paying proposition at the present time; yet that in itself does not warrant authority being given for the space in question to be split up and built over to the extent suggested.

The Station Commander is of the opinion that 6 houses should be the maximum allowed.

" Copy. "

MVL.

6.12.32

No. 2158 878-3-33. 13

From

The Secretary to the Resident.

To

The President, Municipal Commission,
Civil & Military Station, B'lore

Subject:- Development of the Area known as "Sydney Park".

Sir,

I am directed to refer to your letter No.B.922/32, dated the 6th December, 1932, and to say that the Hon'ble the Resident in Mysore is pleased to approve, under sub-section (1) of section 83-A of the Bangalore Municipal Law, the proposal of the Civil and Military Station Municipal Commission to lay out the area known as the "Sydney Park", abutting on the Sydney Road, into 11 building plots as per sketch enclosed with your letter under reference.

I have etc.,

sd S. H. Cooke.
for Secy. to the Resident.